

November 4, 2008

Vice President of Real Estate
Circuit City Stores, Inc.
9950 Mayland Drive
Richmond, VA 23233

Via Federal Express

General Counsel
Circuit City Stores, Inc.
9950 Mayland Drive
Richmond, VA 23233

Via Federal Express

David J. Rabinowitz, Esq.
Sutherland Asbill & Brennan LLP
1114 Avenue of the Americas
40th Floor
New York, NY 10036

Via U.S. Mail

**RE: On-going Co-Tenancy Requirement
Circuit City – Crossings of Spring Hill
Spring Hill, Tennessee**

Dear Sirs:

Please be advised that as of September 1, 2008, Ongoing Co-Tenancy had been met for the above referenced Circuit City location. I have enclosed a worksheet which reflects the same.

Since co-tenancy was met on September 1, 2008 and only half rent has been paid since that date, please find below a breakdown of the additional amounts due:

Amount due for September, 2008:	\$11,732.86
Amount due for October, 2008:	\$11,732.86
Amount due for November, 2008:	<u>\$11,732.86</u>
Total Amount Due:	\$35,198.58

Monthly Payments After Co-tenancy beginning December 1, 2008

Rent	\$23,465.36
CAM**	\$ 2,880.23
Taxes	\$Annual Invoice
Property Insurance	<u>\$Annual Invoice</u>
Total	\$26,345.59



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Should you have questions regarding this or any other matter, please feel free to contact me at any time.

Sincerely,

A handwritten signature in cursive script, appearing to read "MA Howell".

Mary Ann Howell
Property Manager

Cc: Anita Wade
Geren Moor

Cotenancy- Circuit City

9/1/2008

****Ongoing Co-Ten.**

Tenants	S.F.	Opened		
Target (Key)	178,598	March '08	Y	N/A
Kohls (Key +)	98,165	March '08	Y	98,165
Circuit City	20,331	7/25/2008	Y	N/A
BAM (key +)	15,500	8/7/2008	Y	N/A
Petsmart	18,471	7/28/2008	Y	18,471
Bed Bath (Key)	23,400	7/22/2008	Y	N/A
Ross (key +)	25,000	10/24/2008	N	
Dress Barn	8,000	8/15/2008	Y	8,000
Rack Room	6,500	8/7/2008	Y	6,500
Marble Slab	1,600	6/30/2008	Y	1,600
Smoothie King	1,200	July '08	Y	1,200
Nails So Happy	1,200	Oct '08	N	
Moe's	2,400	8/14/2008	Y	2,400
Sport Clips	1,200	July '08	Y	1,200
Fulins	4,800	2009	N	
Game/Movie Stop	1,600	July '08	Y	1,600
Maurice	5,000	10/23/2008	N	
Rue21	4,500	8/14/2008	Y	4,500
Merle Norman	1,600	11/1/2008	N	
Mattress Inn	3,600	10/1/2008	N	
Family Eye	2,000	11/1/2008	N	
Sprint	1,200	Nov '08	N	
Suntan City	2,400	July '08	Y	2,400
Available Shops	36,700		N	
Gigis Cup Cakes	1,600	Nov '08	N	
Shopping Center	466,565			146,036

Ongoing Co-tenancy

Ongoing SF Denomin. 203,736

Requirement 70%

142,615

**Circuit City and Key Tenants - Target, Bed Bath,
Ross, BAM are excluded from denominator